



MINUTES

PLANNING COMMITTEE MEETING

Monday 29th January 2024, 7.00pm
Conference Room, Haddenham Village Hall and via Zoom

Present: Cllr. Hoare, Cllr. Smith, Cllr. Thawley and Cllr. Truesdale (Chair)

Non-committee member:

Bucks Cllr: Cllr. Smith

Clerk: Ms Gilbert

14 members of the public

Joining the meeting remotely via Zoom:

Assistant Clerk: Ms Griffiths

Bucks Cllr: Cllr. Lewin

5 members of the public

P24 94 APOLOGIES

Apologies for absence were received and accepted from Cllr. Poole.

P24 95 DECLARATIONS OF INTEREST

None.

PUBLIC PARTICIPATION

Several members requested to speak in relation to [23/04009/AOP](#) Land South Of Lower Road And East Of Fairfields Close Haddenham

1. A representative spoke on behalf of residents of Mead Furlong and Brook Meadow.

The following concerns were raised:

Location and Transport

- The location is not part of the Vale of Aylesbury Plan. Extension is beyond the village boundary and will add to the loss of village character.
- The site is not well located for village access and not - as claimed - "4 minutes" by bus to the train station and, for most busy commuters and students, not walkable.
- It has the potential to significantly increase traffic on local roads.
- As of December 2023, Rectory advised that vehicular access to the proposed development would not be via Chilterns. However, it is likely to cause a large rise in foot traffic due to proposed pedestrian access.
- Stanbridge Road is already too dangerous at school times to cope with the number of people crossing. The crossroads with Woodways is a notorious accident hotspot.
- The resulting 'rat-run' in the new site plan means that drivers could use the new entry/exit points to avoid the crossroads, thus increasing local traffic considerably from several directions.

The Chilterns Haddenham Management Company

- The Chilterns is a private estate.
- After six years, we are still awaiting the transfer of the freehold of the communal areas to the estate company.
- However, residents already fund management and maintenance costs, including roadways, paths, fences, grass, lighting, drainage and a private sewage pump (as we are not on mains drains).
- Chilterns residents have experienced serious issues with this pump. It could not cope with 40 houses, and sewage backed up into homes. We can't imagine how the private sewage pump (rather than mains drains) would work for 86 houses. What impact will this have on our properties?
- Management fees have doubled from those indicated by Rectory when houses were originally purchased.
- Residents have been building up funds to cover future costs, such as road maintenance.
- Any wear and tear, as well as any damage or vandalism, to the paths, gates, fences or to the very expensive sewage pump (situated right by proposed access point) would have to be paid by Chilterns Haddenham residents.
- We are disappointed that Rectory Homes (a Haddenham-based developer) has not directly engaged with us, as customers, about such a significant proposed neighbouring development.

The Plan

- Development will place further pressure on local services and amenities.
 - Along with statutory consultees and others, we have serious concerns regarding surface water drainage.
 - Similarly, we note the objection from Exolum regarding the pipeline which carries fuel directly through Mead Furlong, where I live.
 - We note reservations registered by Thames Valley Police over the security of the new site.
 - We believe there is potential for anti-social behaviour from remote play areas.
 - Highest density, tallest houses (x2.5 stories high) are planned to be packed in very close to the existing homes in Mead Furlong and Fairfield Close (with impact on light). Both the existing homes and the new houses will have very small gardens, narrow buffer zones with deciduous hedges (no shielding) with real potential for overlooking.
 - We fear the impact on wildlife and loss of hedgerows which we enjoy.
2. A representative spoke on behalf of Fairfield Close residents. They echo all of the comments made by residents of Mead Furlong and Brook Meadow. In addition, they are concerned that Fairfield Close will be used as access to the new development. At its narrowest points, the close is too narrow to accommodate two large vehicles passing. The houses that are along the road that would serve as access to the development have front doors that open onto the road. At present, the close is a quiet cul-de-sac which is used by families and children but the new development is likely to exacerbate problems with vehicles entering the close at speed. There are also likely to be problems with pedestrians' crossings as pavements and pathways will be only be on one side of the development. Parked cars along the road that would serve as access could also cause accidents.
 3. Concerns were also raised by a resident regarding the turn into Fairfield Close from Stanbridge Road as it is poorly designed with limited lines of sight. This is particularly concerning as Stanbridge Road is a fast road as backed up by Community speedwatch recordings. There is

also a blind corner in the close. The close was designed as a cul-de-sac and is not suitable as an access to major site.

4. A representative from Haddenham Village Society expressed concern about the impact of the proposal and requested that Cllr. Smith, in his capacity as a Buckinghamshire Councillor, call-in the application so that it is considered by the Buckinghamshire Council Planning Committee. Cllr. Smith did not express a view regarding the development so as to avoid being precluded from considering it if it comes before the Buckinghamshire Council Planning Committee but AGREED to call-in the application.

P24 96 MINUTES

The minutes of the meeting held on 8th January 2024 were AGREED as a true record and signed.

P24 97 PLANNING APPLICATIONS

The Parish Council's response to the following new planning applications was AGREED:

- (i) [23/04009/AOP](#) Land South Of Lower Road And East Of Fairfields Close Haddenham Buckinghamshire

Outline planning application with all matters reserved except access for the erection of up to 86 dwellings (Use Class C3) including affordable housing, together with creation of new areas of open space and a LAP, a new access off Lower Road and through Fairfield Close, landscaping and all enabling and ancillary works.

The Parish Council OPPOSES this application for the following reasons:

1. The proposed development is contrary to VALP policies S1 (Sustainable development for Aylesbury Vale), S2 (spatial strategy for growth) and S3 (development in the countryside) of the VALP and the NPPF (December 2023). Although VALP policy S3 designates Haddenham as a strategic settlement for growth, the application site is **not** an allocated housing site in VALP, nor can it be considered as infill.
2. The proposed development is contrary to VALP policy D3 (policies for non-allocated sites at strategic settlements). The VALP allocated 1082 homes to Haddenham over the period 2012-2033. Since the start of that period, 1162 homes have been approved, nearly all of which have already been built or are under construction, including the three major sites. Haddenham has taken its share of allocated development.
3. The applicant's challenge on the 5 Year Housing Land Supply has been superseded by December's NPPF, which dropped this requirement for a 5 year period following adoption of a Local Plan; VALP was adopted in September 2021. Therefore the "tilted balance" does not apply to this application and the exceptional circumstances in VALP policy D3 are not triggered. As the new NPPF was introduced with immediate effect and prior to registration of this application, the transitional arrangements do not apply (unlike application 23/0031/APP on land east of Churchway).
4. The proposal is outside the accepted village footprint and is contrary to the assessment of the wider site shown as HAD009 (5.6 Ha at Fairfields Farm) in the 2017 HELAA (Housing & Economic Land Availability Assessment) for the VALP. The HELAA concluded that the majority (4.17 Ha) of HAD009 located behind Stanbridge Road, including the proposal site, was **unsuitable** for development due to its poor relationship with the north and south of the village and the impact on views from the Chilterns. Only one section of the site, 1.43 Ha fronting onto Stanbridge Road, was allocated for 40 houses; in fact, 72 have been

approved, all submitted by the present applicant, but under 3 separate planning applications (16/0412/AOP, 17/01692/APP, 23/00843/APP). A further permission for 16 homes at Nursery Field (18/01037/AOP) on adjoining land further adds to the quantum of approved development here.

5. The proposal is contrary to the Inspector's findings under appeal APP/J0405/W/20/3257840 by Rectory Homes for non-determination of their planning application 19/02145/APP for 43 homes essentially in the same location. In the planning balance the Inspector found that the development would harm the rural character and appearance of the area in conflict with the then Policies GP 35 and GP 38 of the AVDLP (now within VALP) and dismissed the appeal. The Inspector's objections as expressed in paras 19-27 are material to the present application: "unacceptable encroachment into open countryside"; harm to the rural character of the surrounding countryside; introducing a suburban appearance when approaching the village from the Aylesbury direction; and "leap frogging" resulting in greater depth of build form both visually and physically.
6. The proposal entails the loss of BMV (Best & Most Versatile) agricultural land so is contrary to VALP policy NE7 and NPPF. In particular, the latest December 2023 NPPF strengthens the presumption against loss of food production on better quality land.
7. Approval would undermine and be contrary to the decision by BC's Central Area Committee in January 2024 to refuse the hostile application 23/0031/AOP for 89 properties on land east of Churchway, where the material issues are very similar to the present application.
8. The proposal is **not** sustainable development. In its representations on the above application 23/0031/APP the Parish Council briefed the Area Committee about the impact of being a strategic settlement with 50% growth by over 1000 homes, around 2,500 people on a village of just 4,500. Sustainability is frequently seen in transport terms but is not only about having a railway station. It also means having the social and community infrastructure to support development and its new residents. Public services are already overstretched in Haddenham, and that's before any completions on Redrow's large development of 273 homes. This is evidenced by:
 - The Parish Council has met with the Headteachers of both the Junior school and the larger of the two Infants schools (the application incorrectly states that Haddenham has 2 Junior schools). The impact of growth has been described to us as "profound". All three Haddenham schools are now at capacity, with class sizes increased to the maximum allowed, higher levels of special needs to be addressed, increased staffing needs, and internal alterations. This all must be managed within existing budgets: S106 does not provide more teachers or classroom assistants. There is a real possibility that the children of more new residents will not find places in Haddenham schools. Far from the few minutes' walk to school envisaged by the applicant, children may well end up being driven to schools elsewhere.
 - The Health Centre is overstretched as evidenced by the patients' liaison group and the Lead Primary Care Manager's response to the current application. S106 may provide a building extension, but it does not pay for more health staff, who in any event are very difficult to recruit. Villagers are struggling to get appointments, so again new residents may have to travel outside Haddenham.

- Haddenham Community Library is referenced as a facility but in fact is facing a £10,000 reduction in its grant from Buckinghamshire Council from April 2024.
- Pubs are similarly referenced as important amenities, but of the 5 pubs in the VALP's assessment of community assets, 3 have since closed and only 2 survive to serve the expanding population, contrary to NPPF expectations to safeguard such assets in the rural economy.

There is a strong feeling in this community that it has exhausted its capacity to absorb the cumulative impact of growth.

9. The applicant states that there is no impact on heritage assets. But the additional traffic generated by new development is already impacting the historic environment with damage to verges, witchert walls and buildings. The new developments at Aston Road and Stanbridge Road have increased traffic through Church End and along Station Road westwards towards Thame, adding to congestion and safety concerns caused by St Mary's School parking and eroding Church End's registered village green. Creating a vehicle access from this development through Fairfield Close will encourage use of this route.
10. We further object to creating an access at Fairfield Close which was designed as a cul-de-sac serving 14 homes in a low-traffic pedestrian-friendly road. These residents attended the Parish Council's Planning Committee to express the not unreasonable expectation that their new homes were bought on this understanding. Indeed, one property accesses their parking by crossing the road from directly outside their frontage. Creating this second access also provides a potential cut-through between the Lower Road towards the Thame-Risborough road to the south.
11. We do not agree everyone will walk from this development to the railway station; some will undoubtedly seek to park at the station. This will exacerbate two problems. The first is that there is a major problem of people seeking to avoid station car park charges by parking in residential roads near the station, to the much-voiced frustration and annoyance of residents demanding action. Secondly, use of the station car park itself is now picking up post-pandemic with more people returning to their offices, but this has coincided with the closure of the car park's upper tier as a dangerous structure. No decision has yet been taken on how to deal with this problem and it looks unlikely to be resolved in the short or even medium term.
12. The junction of Stanbridge Road, Woodways and Lower Road is a local accident black-spot located on the principal east-west and north-south routes through the village. OS average speed data shows speeds of around or exceeding 30mph along Stanbridge Road. Our Speedwatch monitoring on Stanbridge Road shows frequent breaches of the 30mph limit. On occasions vehicles fail to slow down for the Woodways junction, overshoot it and end up in the gardens of the adjoining properties. The proximity of the proposed development to this junction will add more traffic here. If the Council were minded to approve this application, the Parish Council asks that the Section 106 agreement includes funding of the traffic calming measures set out in our "Streetscape" project undertaken with consultants Philip Jones Associates, particularly the proposals designed to calm speeds and improve pedestrian crossings along the length Stanbridge Road. This work results from a Neighbourhood Plan obligation on Buckinghamshire Council to carry out a traffic impact assessment and is part-funded by the Community Board and supported by public consultation. The project identifies particular village problems and includes the feasibility

of a village-wide 20mph zone which the Parish Council is discussing with BC colleagues: details are on the Parish Council's website.

- (ii) [24/00041/VRC](#) Land West Of Churchway Haddenham Buckinghamshire
Variation of condition 14 (Off-site highway works) 23 (Bridleway upgrade) relating to application 17/002280/AOP (Outline application with access to be considered and all other matters reserved for the erection of 273 dwellings with access, parking, amenity space, landscaping, drainage works and play area)
The Parish Council has no objection.
- (iii) [24/00140/ALB](#) 1 And 4 The Paddocks Haddenham Buckinghamshire HP17 8AG
Listed building application for repair and consolidate the deteriorating wychert wall along the south boundary of the property facing onto the village green
The Parish Council supports this application.

P24 98 LICENCE APPLICATION

The Parish Council's response to the following application for a new premises license was AGREED:

[PR202401-339113](#) House of Spice, 19 Fort End, Haddenham, Aylesbury, HP17 8EJ

The Parish Council has no comment.

P24 99 DECISIONS

[23/00311/AOP](#) Land At Churchway Haddenham Buckinghamshire

Outline planning application for demolition of existing structures and residential development up to 89 dwellings, open space, landscaping, drainage features and associated infrastructure. Detailed approval is sought for principal means of access with all other matters reserved

Bucks Council – Outline Permission Refused

[22/03485/VRC](#) Land West Of Churchway Haddenham Buckinghamshire

Variation of condition 1 (plan numbers) and 5 (details of doors, porches and wychert wall) relating to application 21/00215/ADP (Application for approval of Reserved Matters (pursuant to outline consent ref: 17/02280/AOP for 273 dwellings) relating to Phase 1 of the site and seeking approval for 153 dwellings and associated landscaping and open space. (appearance, scale, layout, and landscaping))

Bucks Council – Withdrawn

[23/03248/APP](#) & [23/03249/ALB](#) 4 Stockwell Haddenham Buckinghamshire HP17 8AX

Householder application & Listed Building application for removal of existing smooth lime render to front elevation and replace with rough cast finish lime render. Finished with lime wash and colour to match existing

Withdrawn

[23/03819/VRC](#) 41 Townside Haddenham Buckinghamshire HP17 8AW

Variation of condition 2 (plans) relating to application 22/02685/APP (Householder application for repair/restoration of north and west walls of car-port with replacement garage door at ground floor level. New rainwater goods to front elevation. Demolition and rebuild of the existing first floor accommodation above the carport and single storey rear extension with 3 rooflights. Alteration of external fenestration's to existing rear annex)

Withdrawn

[23/03312/APP](#) 18 Hedgehog Way Haddenham Buckinghamshire HP17 8FX

Householder application for garden studio in rear garden

Bucks Council – Householder Approved

[23/03777/APP](#) 115 And 117 Stanbridge Road Haddenham Buckinghamshire HP17 8HN

Householder application for two storey rear extension and front porch to 115 and 117 Stanbridge Road

Bucks Council – Householder Approved

[23/03687/APP](#) 58 Churchway Haddenham Buckinghamshire HP17 8HA

Householder application for single storey front extension and installation of roof windows

Bucks Council – Householder Approved

[23/03313/VRC](#) Moorland High Street Haddenham Buckinghamshire HP17 8ER

Variation of condition 2 (plans) 3 and 5 (materials) relating to application [23/00410/APP](#) (Householder application for removal of existing pitched roof and replacement with mono pitched and flat green roofs at single storey level and mono pitched roof first floor extension to replace existing first floor accommodation. Removal of existing conservatory and erection of single storey rear extension. Conversion of existing garage to living accommodation. Removal of existing shed and greenhouse and replacement garage/cycle store and fenestration alterations)

Bucks Council – Householder Approved

[23/03868/APP](#) 3 Willoughby Lane Haddenham Buckinghamshire HP17 8FU

Householder application for single storey rear extension and partial garage conversion

Bucks Council – Householder Approved

[23/03694/APP](#) 2 Paine Close Haddenham Buckinghamshire HP17 8FZ

Householder application for single storey rear and two storey side extension

Bucks Council – Householder Approved

P24 100 ENFORCEMENT

Following a visit to Bradmoor Farm, the Clerk observed that there appeared to be more units being constructed on the site than were included in the planning permission for two log cabins. A large amount of spoil on the remainder of the site has been cleared and used to form bunds around the perimeter. Photos were taken and have been sent through the Planning Officer who is dealing with the current retrospective planning application, copying in Andy MacDougall the Team Leader. Andy has responded to say there is already an enforcement investigation underway and he has passed the additional information on to the investigating officer. Bucks Council are also investigating if the units comply with building regulations.

P24 101 UPDATES ON MAJOR DEVELOPMENTS

Airfield site (CALA Homes)

The highway work to repair the loose man hole covers on Tibbs Road has now been carried out.

Aston Road (Glebe Site – Dandara)

A meeting with the England and Wales Cricket Board (ECB), Haddenham Cricket Club (HCC) and PCMS Design was held to discuss the revised design for the cricket pavilion.

Land West of Churchway (HAD007)

A response was received from Planning at Buckinghamshire Council regarding the recent flooding in the area after concerns were escalated by Cllr. Greg Smith.

Following contact with Redrow Homes regarding the Sustainable Drainage System. Bucks Council has advised that the outfall into the ditch/ swale for the attenuation pond was capped off whilst the landscaping within the basin was installed and unfortunately this coincided with the recent wet weather. Redrow Homes took the decision to store as much as the water on site. In order to minimise effects downstream and to keep the water level in the pond at a manageable level, they have also been pumping water into temporary storage ponds within the site, which will be emptied when levels allow. Whilst the water levels on site may appear alarming, it is important to note that this is due to the fact that the SuDs system has not been fully constructed as part of the phased build out of the site. Redrow have confirmed that they have commenced the installation of the separate flood alleviation system, which includes an attenuation tank and a cut-off ditch to the northern boundary. This system will accommodate flows from land to the North owned by others, and once this has been concluded (along with the existing system being fully opened and operational) should represent an overall improvement, as demonstrated by the hydraulic modelling undertaken at planning.

The first resident drop-in session with Redrow was held on Friday 26th January and was well attended. Future sessions are scheduled for 23rd February and 5th April.

A revised street lighting plan has been received, which addresses the requests made by the Parish Council.

Land adjacent to Haddenham Garden Centre

No updates.

P24 102 CORRESPONDENCE AND ITEMS FOR THE NEXT AGENDA

Several residents have be in touch regarding [23/04009/AOP](#) Land South Of Lower Road And East Of Fairfields Close

Emails have been received regarding safety concerns over the Woodways / Stanbridge Road crossroads. We are waiting for alternative signage for the junction to be approved by Buckinghamshire Council.

P24 103 DATES OF FUTURE MEETINGS

Monday 19th February 2024.

CLOSURE OF THE MEETING

The meeting closed at 8.00pm

Signed: _____
Chair

Date: 19th February 2024